



सत्यमेव जयते

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## EXTRAORDINARY

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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

#### PART IV-B

**Rules and Orders (Other than those published in Parts I, I-A, and I-L) made  
by the Government of Gujarat under the Gujarat Acts**

#### URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

##### NOTIFICATION

Sachivalaya, Gandhinagar, 6<sup>th</sup> January, 2025

#### THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

**No.GH/V/30 of 2025/UDUHD/DVP/e-file/18/2023/9151/L:** WHEREAS, the Pardi Area Development Authority (hereinafter referred to as "the said Authority") prepared and published the Draft Second Revised Development Plan-2031 (hereinafter referred to as "the said Draft Development Plan") in respect of the lands included within its limit under the provisions of Section 13(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act"). Notice regarding publication of the said Development Plan for calling objection or suggestion, if any, with respect to the said Development Plan was published in the Gujarat Government Extraordinary Gazette Part II, Vol-LXV on dated 20.06.2023.

AND WHEREAS, the said Authority submitted the said Draft Development Plan under sub section (1) of section 16 of the said Act to the Government of Gujarat for sanction on dated 29.09.2023;

AND WHEREAS, the State Government is of opinion that substantial modifications are necessary in the Draft Second Revised Development Plan-2031 submitted by the said Authority under section 16 of the Act on dated 29.09.2023.

NOW THEREFORE, in exercise of the powers conferred by proviso to sub clause (ii) of clause (a) of sub-section (1) of section 17 of the said Act 1976, the Government of Gujarat here by;

- (1) Proposes to modify the aforesaid Development Plan subject to the modifications enumerated in the SCHEDULE appended hereto, and
- (2) Calls upon any person to submit suggestion or objection, if any, with respect to the proposed modifications to the Principal Secretary, Urban Development and Urban Housing Department, Block No. 14, 9th Floor, New Sachivalaya, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the *official gazette*;

**SCHEDULE**

Proposed modifications in the Draft Second Revised Development Plan-2031 of Pardi Area Development Authority

1. The lands shown in column (2) of village: Pardi earmarked as shown in column no. (3) and designated as shown in column no. (4) shall be deleted from the said designation and shall be designated under section 12(2)(a) of the said Act, as shown in column no. (5) of the table below and as shown in the accompanying plan.

**TABLE**

<b>Sr. No.</b>	<b>R.S. No.</b>	<b>Pocket No.</b>	<b>Designation as per submitted Draft Development Plan</b>	<b>Proposed designation</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>	<b>(4)</b>	<b>(5)</b>
1.	968, 963/P, 962/P, 961/P, 960/P, 959/P, 977, 979, 980, 978, 981, 985, 984, 1002, 1001/P, 1003, 1004/P, 1005/P, 1000/P, 999/P, 986, 998/P, 987, 996/P, 995/P, 993/P, 992/P, 991, 990/A/P, 1033/P, (988+989+99/B)/P, unsurveyed land, etc.	P-1	Industrial Zone	Agriculture Zone
2.	959/P, 960/P, 961/P, 962/P, 958, 957, 956, 945, 946/P, 955/P, 1006, 1007/P, 1008/P, 1009/P, 1005/P, unsurveyed land, etc.	P-2	Industrial Zone	Agriculture Zone
3.	884/P, 888/P, 889/P, 885, 886, 887, 895, 894, 893, 896/P, 1211/P, 935/P, 1212, 1213/P, 934/P, 897/P, unsurveyed land, etc.	P-3	Industrial Zone	Agriculture Zone
4.	516/P, 517, 518/P, 519, 529/P, 528/P, 523/P, 522/P, 524/P, 502/P, 503/P, 520, 521/P, 505/P, 509/P, 510/P, 514/P, unsurveyed land, etc.	P-4	Industrial Zone	Agriculture Zone
5.	487/P, 485, 484, 493/P, 495/P, 496, 497/P, 498/P, 499/P, 480, 481/P, 482/P, 483/P, 464/P, 463, 462, 461, 460, 459, 458/P, 457/P, 454/P, 453, 452, 451/P, 450/P, 445/P, 446/P, 448/P, 444/P, unsurveyed land, etc.	P-5	Industrial Zone	Agriculture Zone
6.	955/P	P-6	Industrial Zone	Residential Zone
7.	448/P	P-7	Industrial Zone	Agriculture Zone
8.	749/P, 750, 751, 752, 753/P, 754, 721/P, 720/P, 708/P, 707, 706, 705, 709/P, etc.	P-8	Residential Zone	Agriculture Zone
9.	747/P	P-9	Residential Zone	Agriculture Zone

2. The land bearing R.S.No. 1032/A/P, 1038/B/P, 1038/C, 1038/D/P, 1039, 1040/P, 1041, 1043/P of village: Pardi reserved for “સુએડ રિસર્વેશન સર્કલ” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
3. The land bearing R.S.No. 652/P, 653, 653/A, 653/B, 654/P, 655, 656/P, 658, 659, etc of village: Pardi reserved for “ભૂમિહિન ખેત મજૂર આવાસ” shall be deleted from the said reservation and the land so released shall be designated for “Agriculture Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
4. The land bearing R.S.No. 511/P, 512/P, 513/P, 657, unsurveyed land of village: Pardi reserved for “ગુજરાત હાઉસિંગ બોર્ડ” shall be deleted from the said reservation and the land so released shall be designated for “Agriculture Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
5. The land bearing R.S.No. 526/P of village: Pardi reserved for “હોસ્પીટલ” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.

6. The land bearing C.S.No. (1068+1067)/P of village: Pardi reserved for “રંગ ઉપવન” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
7. The land bearing R.S.No. 1178/1/P of village: Pardi reserved for “સ્પોર્ટ કોમ્પ્લેક્સ અને શોપિંગ સેન્ટર” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
8. The 12.00 mtr. road passing through western side of C.S.No.4130 and 18.00 mtr. road earmarked as A-B s deleted as shown in accompanying plan.
9. The 18.00 mtr. wide road earmarked as A24-A24 is reduce to 12.00 mtr. wide road and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
10. The 18.00 mtr. wide road earmarked as A25-A25 is reduce to 12.00 mtr. wide road and land thus released shall be designated under the relevant zone under section 12(2)(a) of the said Act, as shown in the accompanying plan.
11. The land bearing R.S.No. 755/P of village: Pardi designated for “Garden” shall be deleted from the said zone and shall be designated for “Recreation Zone” under section 12(2)(a) of the said Act, as shown in the accompanying plan.

NOTE : The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

**PRAKASH DUTTA,**

Officer on Special Duty & Ex-Officio  
Joint Secretary to Government.

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